

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

For companies, contact name

Postal address

| | | | |
|---------|--|----------|--|
| | | | |
| | | | |
| | | | |
| Suburb | | | |
| State | | Postcode | |
| Country | | | |

Contact phone number

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

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Applicant's reference number (non-mandatory requirement)

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1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- | |
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- d) What is the level of assessment? (Please only tick one box.)
- Impact assessment Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- Material change of use Reconfiguring a lot Building work Operational work
- b) What is the approval type? (Please only tick one box.)
- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- | |
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- d) What is the level of assessment?
- Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- Refer attached schedule Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- Street address **and** lot on plan (All lots must be listed.)
- Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

| Street address | | | | | Lot on plan description | | Local government area (e.g. Logan, Cairns) |
|----------------|----------|------------|--|-----------|-------------------------|------------------------|---|
| Lot | Unit no. | Street no. | Street name and official suburb/ locality name | Post-code | Lot no. | Plan type and plan no. | |
| i) | | | | | | | |
| ii) | | | | | | | |
| iii) | | | | | | | |

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

| Lot | Applicable zone / precinct | Applicable local plan / precinct | Applicable overlay/s |
|------|----------------------------|----------------------------------|----------------------|
| i) | | | |
| ii) | | | |
| iii) | | | |

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

| Coordinates (Note: place each set of coordinates in a separate row) | | | | Zone reference | Datum | Local government area (if applicable) |
|--|----------|----------|-----------|----------------|--|---------------------------------------|
| Easting | Northing | Latitude | Longitude | | | |
| | | | | | <input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other | |

3. Total area of the premises on which the development is proposed (indicate square metres)

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4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

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5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

- No Yes—provide details below

| List of approval reference/s | Date approved (dd/mm/yy) | Date approval lapses (dd/mm/yy) |
|------------------------------|--------------------------|---------------------------------|
| | | |

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

- No
 Yes—complete either Table F, Table G or Table H as applicable

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| Table F | |
| Name of owner/s of the land | |
| I/We, the above-mentioned owner/s of the land, consent to the making of this application. | |
| Signature of owner/s of the land | |
| Date | |

| | |
|--|--|
| Table G | |
| Name of owner/s of the land | |
| <input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager. | |

| | |
|---|--|
| Table H | |
| Name of owner/s of the land | |
| <input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application. | |

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
 On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
 In a tidal water area—complete Table K
 On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
 On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

| | |
|--|--|
| Table I | |
| Name of water body, watercourse or aquifer | |
| | |

| | |
|---|----------------------------|
| Table J | |
| Lot on plan description for strategic port land | Port authority for the lot |
| | |

| Table K | |
|---|---|
| Name of local government for the tidal area (if applicable) | Port authority for the tidal area (if applicable) |
| | |

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

- No Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

- No Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

- No—go to question 12 Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

- No
- Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

| Table L | | |
|-------------|----------------------|--|
| Amount paid | Date paid (dd/mm/yy) | QLeave project number (6 digit number starting with A, B, E, L or P) |
| | | |

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

- No
- Yes—please provide details below

| Name of local government | Date of written notice given by local government (dd/mm/yy) | Reference number of written notice given by local government (if applicable) |
|--------------------------|---|--|
| | | |

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

| Description of attachment or title of attachment | Method of lodgement to assessment manager |
|--|---|
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14. Applicant's declaration

By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

| Date of engagement | Name | BSA Certification license number | Building classification/s |
|--------------------|------|----------------------------------|---------------------------|
| | | | |

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

| Description of the work | QLeave project number | Amount paid (\$) | Date paid | Date receipted form sighted by assessment manager | Name of officer who sighted the form |
|-------------------------|-----------------------|------------------|-----------|---|--------------------------------------|
| | | | | | |

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

| General explanation of the proposed use | Planning scheme definition (include each definition in a new row) (non-mandatory) | No. of dwelling units (if applicable) or gross floor area (if applicable) | Days and hours of operation (if applicable) | No. of employees (if applicable) |
|---|---|---|---|----------------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2. Are there any current approvals associated with the proposed material change of use? (e.g. a preliminary approval.)

No Yes—provide details below

| List of approval reference/s | Date approved (dd/mm/yy) | Date approval lapses (dd/mm/yy) |
|------------------------------|--------------------------|---------------------------------|
| | | |

3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | | | |
|--|--------------------------|----|--------------------------|-----|
| The reuse of existing buildings on the premises | <input type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| New building work on the premises | <input type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| The reuse of existing operational work on the premises | <input type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| New operational work on the premises | <input type="checkbox"/> | No | <input type="checkbox"/> | Yes |

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

| Mandatory supporting information | Confirmation of lodgement | Method of lodgement |
|---|---|---------------------|
| All applications | | |
| <p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> • the location and site area of the land to which the application relates (<i>relevant land</i>) • the north point • the boundaries of the relevant land • any road frontages of the relevant land, including the name of the road • the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) • any existing or proposed easements on the relevant land and their function • the location and use of buildings on land adjoining the relevant land • all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked • for any new building on the relevant land, the location of refuse storage • the location of any proposed retaining walls on the relevant land and their height • the location of any proposed landscaping on the relevant land • the location of any stormwater detention on the relevant land. | <input type="checkbox"/> Confirmed | |
| A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application. | <input type="checkbox"/> Confirmed | |
| A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.). | <input type="checkbox"/> Confirmed | |
| <p>Information that states:</p> <ul style="list-style-type: none"> • the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). | <input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable | |

| | | |
|--|---|--|
| A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP). | <input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable | |
| When the application involves the reuse of existing buildings | | |
| Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused. | <input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable | |
| When the application involves new building work (including extensions) | | |
| Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. | <input type="checkbox"/> Confirmed | |
| Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation) | <input type="checkbox"/> Confirmed | |
| Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work. | <input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable | |
| When the application involves reuse of other existing work | | |
| Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused. | <input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable | |
| When the application involves new operational work | | |
| Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work. | <input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable | |

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Individual owner's consent to the making of a development application under the *Sustainable Planning Act 2009*

David & Christine Budge

I, _____ [insert name in full]

as owner of premises identified as follows

97-101 Reynolds Road, OAK BEACH QLD 4877 (Lot 19 on RP881022)

_____ [insert street address, lot on plan description, or coordinates of the premises the subject of the application]

consent to the making of a development application under the *Sustainable Planning Act 2009* by

Chris Vandyke Designs

_____ [insert name of applicant]

on the premises described above for the purposes of:

Material Change of Use (Residential Dwelling)

_____ [insert details of the proposed development, e.g. material change of use for three storey apartment building]



_____ [signature of owner]

signed on the 15th day of January 2014

chris vandyke designs

8 Danbullan Street Smithfield Q4878 PO Box 236 Clifton Beach Q4879
W : chrisvandyke.com.au E : admin@chrisvandyke.com.au T : +617 4038 3000 F : +617 4038 3300

T-995-Budge

18 February 2014

Kelly Reaston
General Manager of Planning and Environmental Services
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Dear Ms Reaston,

**MATERIAL CHANGE OF USE
LOT 19 ON RP881022
97-101 REYNOLDS ROAD, OAK BEACH QLD 4877**

We would like to apply for a Material Change of Use for the land described as Lot 19 on RP881022 – 97-101 Reynolds Road, Oak Beach on behalf of our clients David and Christine Budge.

Please find attached a copy of Form 1 – Application Details, Form 5 – Material Change of Use, a copy of the site plan, ground floor plan and elevations. Also attached are the details of the Material Change of Use, the proposal's compliance with planning codes, an effluent report for the site and the owner's consent authorising Chris Vandyke Designs to act on their behalf.

Should you require any further information regarding the application please contact our **Senior Building Designer, Mark Granger** on (07) 4038 3000.

Kind regards



Alyce Petersen
Office Administrator

chris vandyke designs

8 Danbullan Street Smithfield Q4878 PO Box 236 Clifton Beach Q4879
W : chrisvandyke.com.au E : admin@chrisvandyke.com.au T : +617 4038 3000 F : +617 4038 3300

MATERIAL CHANGE OF USE DETAILS

The application involves building a single storey residential dwelling containing three bedrooms and two bathrooms.

The Site

The site has an area of 10,640m² and is located at the end of Reynolds Road, Oak Beach. As the block is irregularly shaped, densely vegetated and positioned away from the road frontage, access is gained via an existing long driveway. There are three adjoining neighbours, one to the north, one to the north west and one to the east. The southern and western boundaries adjoin a state forest.

The site is currently zoned in the Rural Settlement Planning Area.

The site has access to electrical and telecommunication services.

Proposal

The proposal involves the building of a single storey dwelling house. The house will have three bedrooms, two bathrooms, a kitchen and a living area. It is a timber house with a suspended lightweight subfloor on piers.

Amenity & Design

The height and design of the house is consistent with the surrounding houses due to the varying steepness of topography throughout the area.

The overall height of the proposed residence is 4.807m which is well below the maximum height restriction. As the house will be located in a densely vegetated area, it will not alter the existing skyline or be visually obtrusive. Being only a single storey building the proposed residence keeps with the amenity and will not overshadow any surrounding residences or obstruct neighbouring views.

The house takes advantage of the higher level position and has been designed to maximise cross ventilation and capture significant views. With the use of large eaves and a selected palette of muted colours the house will blend with the environment as required and will not adversely alter the skyline. Solar orientation is also a relevant factor that has been incorporated into the design of this house.

Boundary Setbacks

The house is well within the required 20m front and 6m side and rear setbacks. The house is located 39.34m from the front boundary and the closest side boundary, to the south, is 14.57m from the house.

All other setbacks on the house are in character with the surrounding area and allow for separation from neighbouring residences and road frontages.

Access Issues

Access is gained to the site via a long existing gravel driveway from the end of Reynolds Road. This driveway was installed as part of the previous residence which has now been demolished.

Vegetation

The property is covered with dense remnant vegetation. As there is an existing cleared site left over from the demolished residence, there will be little disturbance to any mature vegetation on the property.

*Winner of 7 National Design and Environmentally Sustainable Design Awards – 2003, 2004, 2005, 2009, 2010
Winner of the BDAQ Premier Awards 1996, 1997, 1998, 2007*

*Winner of Queensland Design Awards for Environmental and Energy Efficient Buildings 1997, 1998, 2002, 2004
Winner of Custom Home Design 1996, 1998, 1999, 2002, 2003, 2004, 2006, 2007, 2008, 2009, 2010
Commercial Buildings 1996, Timber QLD - New Queenslander Award 2005.*

Stormwater & Drainage

Stormwater runoff from the roof will be directed to a rainwater tank located on the side of the house. Stormwater overflow from the rainwater tank and back of the house will be directed along the natural flow path into the seasonal creek.

Earthworks

Only minor earthworks are required to construct the house, so only a minimal amount of filing and excavation is required. Any filing or excavation required to be carried out will be done so in accordance with FNQROC Development Code.



Photo 1 - Existing bench on site and vegetation.



Photo 2 – Existing driveway access.

Rural Areas and Rural Settlements Locality Code

| General Requirements | | | |
|--|--|--|-------------------------------------|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the Locality. | A1.1 In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres. | As per the elevations, the height of the house is 4.807m. | ✓ |
| Development is connected to all urban services or to sustainable on Site infrastructure services. | A2.1 Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 - Water Supply and Sewerage Headworks and Works External Contributions. OR Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting. AND An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive. AND On-site sewerage facilities are provided in accordance with the Onsite Sewerage Code | The house has underground connections to electricity and telecommunication services. There is no water/sewerage connection. N/A A water tank with a 30,000 litre capacity is situated to the north-west of the house and will be fitted with the necessary fire fighting access. The house has connection to underground power services Refer to the Site Assessment and Design report undertaken by the Dirt Professionals. | ✓ ✓ ✓ ✓ |
| Landscaping of development Sites complements the existing rural character of the Locality. | A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 - Landscaping with particular emphasis on appropriate species for this Locality. AND A minimum of 60% of the total proposed species are endemic or native species. | The site is already densely vegetated with the exception of the existing cleared building pad. | ✓ |
| Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality. | A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual. | There is an existing driveway already located on the block. A small section with a maximum grade of 1:4 is proposed to connect the existing driveway with the new house. | ✓ |

| Protecting Rural/Rural Settlement Amenity- General | | | |
|--|---|----------|-------------------------------------|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| Industrial development in a rural area relies on or has a strong nexus with the primacy rural activity undertaken on Site or in the surrounding area. | A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primacy industries in the surrounding area and require a rural location and where an urban location is inappropriate. | N/A | N/A |
| Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area | A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate. | N/A | N/A |
| | A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width. AND All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres. | N/A | N/A |
| | | N/A | N/A |
| Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality | A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following: • reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code taking account of the existing topography of the Site. AND The remnant vegetation on the western boundary of the Site is dedicated as public park. | N/A | N/A |
| Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman-Daintree Road. | A8.1 The minimum lot size in this area is 3500 m2 AND Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots. | N/A | N/A |
| | A8.2 Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan. | N/A | N/A |
| | A8.3 Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800m2 of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m2 area of Clearing does not include an access driveway.) OR, ALTERNATIVELY | N/A | N/A |

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| | <p>If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural environment?</p> <p>A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions.</p> <p>A8.5 The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses. AND Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman Daintree Road and Rocky Point.</p> | N/A | N/A |
| Development of Lot 32 on RP850495, Vixies Road, Wonga Beach is connected to urban services. | <p>A9.1 Any future reconfiguration of Lot 32 on RP850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.</p> | N/A | N/A |
| The development of part of Lots 10 and 11 on SP132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area. | <p>A 10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road. AND The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site. AND Only one access point from the site to the State-Controlled Road is permitted. AND At reconfiguration stage a broad vegetation screen is provided along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road. AND The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.</p> | N/A | N/A |

| Protection of Scenic Amenity and Natural Values | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality | No Acceptable Solution (information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development). | The development will not adversely impact on vegetation, watercourses or the amenity of the surrounding area. The house will be built on an existing cleared building pad. | ✓ |

| Indigenous Interests | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated. | A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme. | N/A | N/A |

Rural Settlement Planning Code

| Consistent and Inconsistent Uses | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P1 The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area. | A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area. | The proposed development of a house is consistent with the Planning Area. | ✓ |

| Site Coverage | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P2 The built form is subservient to the natural environment or the rural character of the area. | A2.1 The maximum Site Coverage for all natural environment or the rural Buildings (including Outbuildings) contained on an allotment is 450m ² . | The total floor area of the proposed house is 232.3m ² . | ✓ |
| | A2.2 An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above. | N/A | N/A |

| Building Setbacks | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P3 Buildings are Setback to: <ul style="list-style-type: none"> maintain the natural or rural character of the area; and achieve separation from neighbouring Buildings and from Road Frontages. | A3.1 Buildings are Setback not less than: 4 a minimum of 40 metres from the property boundary adjoining a State-Controlled Road; or 5 a minimum of 25 metres from the property boundary adjoining the Cape Tribulation Road Frontage; or 6 20 metres from the property boundary adjoining any other Road; and 7 6 metres from side and rear property boundaries. | The proposed house is located well within the 20m and 6m boundary setbacks. Refer to plan for more detail. | ✓ |
| P4 Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area. | A4.1 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting. | The block has existing dense vegetation within these areas. | ✓ |

| Scenic Amenity | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P5 Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area. | A5.1 White and shining metallic finishes are avoided on external surfaces in prominent view. | The colours will be selected from a soft natural palette with non-reflective materials. Exact colours are yet to be confirmed with the client. | ✓ |
| P6 Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors | No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development). | The proposed building will be on an existing cleared site. This site was established after a previous dwelling was demolished. No further significant vegetation will need to be cleared and the site is located well away from the watercourse. | ✓ |

| Sloping Sites | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites. | Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage. OR Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign off that the Site can be stabilised. AND Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage. (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development.) | The proposed building will be on an existing cleared site. This site was established after a previous dwelling was demolished. The existing cleared site is a level bench. | ✓ |
| P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints. | A8.1 A split level building form is utilized A8.2 A single plane concrete slab is not utilised | Bench site is level, split level building is not required. Suspended lightweight subfloor on piers. Timber building | ✓ ✓ |

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| | A8.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping. | N/A | N/A |
| P9 Development on sloping land minimises any impact on the landscape character of the surrounding area. | A9.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level. | Building will not protrude above surrounding tree level. | ✓ |
| P10 Development on sloping land ensures that the quality and quantity of storm water traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites. | A10.1 All storm water drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties. | Storm water will be directed to onsite water tank where possible or diverted across natural landscape to seasonal creek. | ✓ |

| Sustainable Siting and Design of Houses on Sloping Sites and/or on land where the Natural Areas and Scenic Amenity Code is triggered | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P11 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing | A11.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law - Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800m ² and is sited clear of the High Bank of any Watercourse. EXCEPT In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m ² (The 800m ² /700m ² area of Clearing does not include an access driveway.) A11.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued. | The house will be located in an existing cleared area. N/A | ✓ N/A |
| P12 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment. | A12.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area. | The block is already densely vegetated. | ✓ |
| P13 The exterior finishes of a House complements the surrounding natural environment. | A13.1 The exterior finishes and colours of Building/s are non-reflective and complement the colours of the surrounding vegetation and viewshed. | The colours will be selected from a soft natural palette with non-reflective materials. Exact colours are yet to be confirmed with the client. | ✓ |
| P14 A House is designed to be energy efficient and functional in a humid tropical rainforest environment. | A14.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 - Building Design and Architectural Elements. | The design includes a large open covered verandah and large 900mm overhangs. | ✓ |

Filling and Excavation Code

| Filling and Excavation - General | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| <p>P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.</p> | <p>A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> | No retaining walls proposed. | ✓ |
| | <p>AND</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> | There is an existing bench on site. Only minor works required to prepare it for building. | ✓ |
| | <p>A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> | See above. Previous bench site established. | ✓ |
| | <p>A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.</p> | N/A | N/A |
| | <p>A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p> | Topsoil will be retained and reused on site where applicable. | ✓ |
| | <p>A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.</p> | Development is located well away from property boundaries. | ✓ |
| <p>A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.</p> | The bench is existing and measures such as grassing and landscaping will be taken to ensure stability. | ✓ | |

| Visual Impact and Site Stability | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised. | A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500m ² whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more. | No major cut or fill is proposed. The bench site is existing. | ✓ |
| | A2.2 Filling and excavation does not occur within 2 metres of the Site boundary. | Development site is located well away from any boundaries. | ✓ |

| Flooding and Drainage | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P3 Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves. | A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves. | No major cut or fill proposed. | ✓ |
| | A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves. | The minor works required to prepare the site will have no effect on water flow. | ✓ |
| | A3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths. | Will have no effect. | ✓ |
| | A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 - FNQROC Development Manual. | Any work will be carried out in accordance with FNQROC. | ✓ |

| Water Quality | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P4 Filling and excavation does not result in a reduction of the water quality of receiving waters. | A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 - FNQROC Development Manual. | The minor works required will have no effect on the surrounding water quality. | ✓ |

Landscaping Code

| Landscape Design | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| <p>4 Landscape design satisfies the purpose and the detailed requirements of this Code.</p> | <p>A 1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 - Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7-Landscaping.</p> | <p>The existing landscape is to be kept as the preferred design. Should any additional landscaping be required native species will be selected.</p> | <p>✓</p> |

| Landscape Character and Planting | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| <p>5 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.</p> | <p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 -Landscaping.</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p> | <p>The site is currently naturally densely vegetated and will require very little or no further landscaping.</p> | <p>✓</p> |
| <p>6 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.</p> <ul style="list-style-type: none"> • | <p>A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p>A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p>A3.3 Where there is an existing landscape character in a street or locality which</p> | <p>The existing landscape is to be kept as the preferred design. Should any additional landscaping be required native species will be selected.</p> <p>See above</p> <p>See above</p> | <p>✓</p> <p>✓</p> <p>✓</p> |

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| | <p>results from existing vegetation, similar species are planted on Site or on the street.</p> <p>A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 - Landscaping.</p> | See above | ✓ |
| 7 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area. | A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 - Landscaping. | If any additional vegetation is required this policy will be consulted. | ✓ |
| 8 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways. | A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways. | There are sufficient mature trees on site to allow cars to park in the shade. | ✓ |
| | A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway. | See above. | ✓ |
| | A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops. | Existing landscape beds have a rock garden edging. | ✓ |
| | A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre. | All mature trees are existing. | ✓ |

| Screening | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| 9 Fences along street Frontages are articulated with appropriate Landscaping. | A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code. | No current fencing as it is a rural property. | ✓ |
| | A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line. | There is existing vegetation along the boundary line of the property. | ✓ |
| 10 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity. | A7.1 One shade tree is provided for each private open space or private Recreation Area. | There is sufficient vegetation to shade all recreation areas. | ✓ |
| | A7.2 Tree species provide 30% shade over the area within 5 years. | See above | ✓ |

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| | <p>A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p> <p>A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.</p> | <p>See above</p> <p>Once the house is built native trees will be planted to shade habitable rooms.</p> | <p>✓</p> <p>✓</p> |
| <p>11 Undesirable features are screened with Landscaping.</p> | <p>A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.</p> | <p>Block is already densely vegetated.</p> | <p>✓</p> |
| <p>12 The environmental values of the Site and adjacent land are enhanced.</p> | <p>A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.</p> | <p>Block is vegetated with similar species as the surrounding areas.</p> | <p>✓</p> |

| Streetscape and Site Amenity | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| <p>13 Landscaping for residential development enhances the streetscape and the visual appearance of the development.</p> | <p>A10.1 Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. | <p>The front of the site is already densely vegetated.</p> <p>The back of the site is already densely vegetated.</p> <p>The block is already densely vegetated.</p> | <p>Block is already densely vegetated.</p> <p>✓</p> <p>✓</p> |
| <p>14 Landscaping for non-residential development enhances the streetscape and the visual</p> | <p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> | <p>The block is already densely vegetated.</p> | <p>✓</p> |

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| appearance of the development. | <ul style="list-style-type: none"> shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; landscape screening of blank walls; low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting; screening shrubs to grow to 3 metres in Height within 2 years of planting; low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> trees planted for an average of every 10 metres where adjacent to a Building; screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; low shrubs, groundcovers and mulch to completely cover unsealed ground <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p> | <p>The block is already densely vegetated.</p> <p>The block is already densely vegetated.</p> <p>The block is already densely vegetated.</p> | <p>✓</p> <p>✓</p> <p>✓</p> |
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| Maintenance and Drainage | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| <p>15 Landscaped areas are designed in order to be maintained in an efficient manner.</p> | <p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7-Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment</p> <p>A12.4</p> | <p>Landscaping will be maintained to the best of the applicant's abilities. As the block is densely vegetated by mature remnant vegetation little maintenance will be required. Any additional vegetation added around the residence will be maintained on a regular basis.</p> | <p>✓</p> |

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| | <p>Plant species are selected with long life expectancy and minimal maintenance requirements where onsite management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p> | | |
| <p>16 Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.</p> | <p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p> | <p>Stormwater will be directed to the rain water tank for reuse.</p> <p>Flow paths will not be restricted by landscaping.</p> <p>See above.</p> | <p>✓</p> <p>✓</p> <p>✓</p> |

| Safety | | | |
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| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| <p>17 Tree species and their location accommodate vehicle and pedestrian sight lines.</p> | <p>A14.1 Trees located near pathways, driveways, Access points, parking areas and street comers have a minimum 3.0 metres of clear trunk.</p> | <p>There is adequate space between parking/access areas/driveways and established trees.</p> | <p>✓</p> |
| <p>18 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p> | <p>A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bush:fire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p> | <p>There will sufficient light to ensure these areas are safe.</p> <p>Measures will be taken to ensure wet areas are safe to use in all weather.</p> <p>The block is already densely vegetated with remnant vegetation. No further large vegetation will be required.</p> <p>N/A</p> | <p>✓</p> <p>✓</p> <p>✓</p> <p>N/A</p> |

| Utilities and Services | | | |
|--|---|--|--|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| <p>19 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p> | <p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land: - in an electric line shadow; or - within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary.</p> <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p> | <p>Block is already vegetated. Existing trees will be taken into account when adding underground services.</p> <p>All underground surfaces will run along the existing kerb for the driveway.</p> <p>N/A</p> <p>Meters will be located in an accessible position on the block.</p> <p>Vegetation will have no effect on these services.</p> <p>Mature vegetation will be maintained to ensure they pose no risk to these services.</p> <p>No additional trees will need to be planted in these areas.</p> <p>N/A</p> | <p>✓</p> <p>N/A</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>N/A</p> |

Natural Areas and Scenic Amenity Code

| Development in Areas of Natural and Scenic Amenity Value | | | |
|---|--|---|--|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development. | <p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8-Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development).</p> | <p>The house will be located on an existing cleared area.</p> <p>There is already an established driveway on the property.</p> | <p>✓</p> <p>✓</p> |
| Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s. | <p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; • within an area close to an Access Road; • removed from an identified area of important habitat. <p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> | <p>As above, the development is located on an existing cleared area with an existing access driveway.</p> <p>The house will have no visual effect on the surrounding landscape.</p> <p>No boundary fences proposed.</p> <p>All infrastructure will be located underground where possible.</p> <p>There is already an existing driveway on the property that will be used.</p> | <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> |

| | | | |
|--|---|--|--|
| | <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p>AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p> | <p>The development will not interfere with these areas.</p> <p>The house is located well away from the setback areas and riparian corridor.</p> <p>The proposed development is a house and will have no effect on these areas.</p> <p>Building pad is existing so will not impact on Remnant vegetation.</p> <p>There will be minimal disturbance to the areas surrounding the building pad.</p> | <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> |
| Any development involving filling and excavation minimises detrimental impacts on any aquatic environment. | No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8-Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development). | Only minor excavation will be required to level the existing building pad. | ✓ |

| Setback Areas/Riparian Corridors | | | |
|--|--|--|-------------------------------------|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or reestablished and revegetated with species endemic to the local area. | <p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 - Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7-Landscaping.</p> | <p>Proposed development is a residential dwelling and will have no impact on the surrounding area.</p> <p>Site is already densely vegetated.</p> | <p>✓</p> <p>✓</p> |

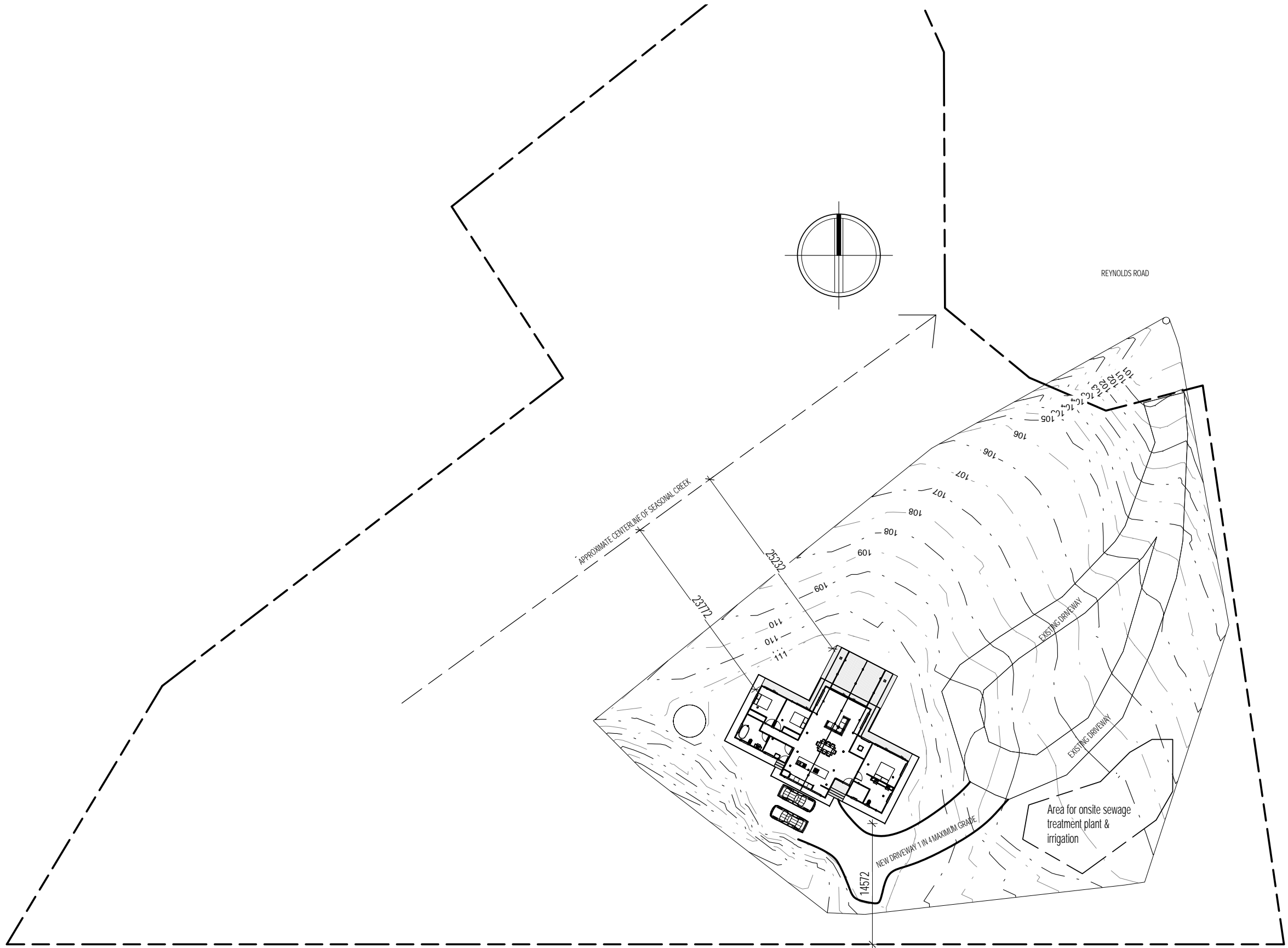
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| | <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1- Major Perennial Watercourse - 30 metres • Category 2 - Perennial Watercourse – 20 metres • Category 3 - Minor Perennial - 10 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1- Major Perennial Watercourse 10 metres • Category 2 - Perennial Watercourse – 5 metres • Category 3- Minor Perennial- 2.5 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p> | <p>The house is located more than 10 metres from the watercourse.</p> <p>No vegetation will be removed from the setback areas.</p> | <p>✓</p> <p>✓</p> |
|--|---|--|-------------------|

| Use of Setback Areas/Riparian Corridors | | | |
|--|---|-----------------------|-------------------------------------|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area / riparian corridor. | <p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p> | <p>N/A</p> <p>N/A</p> | <p>N/A</p> <p>N/A</p> |

| Retaining and Protecting Highly Visible Areas | | | |
|---|--|---|-------------------------------------|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development. | <p>A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p>A6.2 Any development remains unobtrusive and sited below the tree line and ridge line. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 - Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 - Reports and Information the Council May Request, for code and impact assessable development).</p> | <p>All land will remain in its natural shape. Development is located on an existing building pad.</p> <p>Development will be in no way obtrusive and will remain below the tree line.</p> | <p>✓</p> <p>✓</p> |

House Code

| General | | | |
|--|--|--|-------------------------------------|
| Performance Criteria | Acceptable Measures | Proposal | Achievement of Performance Criteria |
| P1 Buildings on a lot have the appearance a lot contains no more than one and bulk of a single House with House. ancillary outbuildings. | A1.1 A lot contains no more than one house. A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House. | There is only one house proposed for this lot. N/A | ✓ |
| P2 The House is used for residential purposes. | A2.1 The House is used by one Household. | There will only be one family living in the house | ✓ |
| P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape. | A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage. | There are two designated car parking spaces located on the southern side of the house. The car parking location by far exceed the 6m minimum requirement. | ✓ ✓ |



1 SITE PLAN
1 : 500

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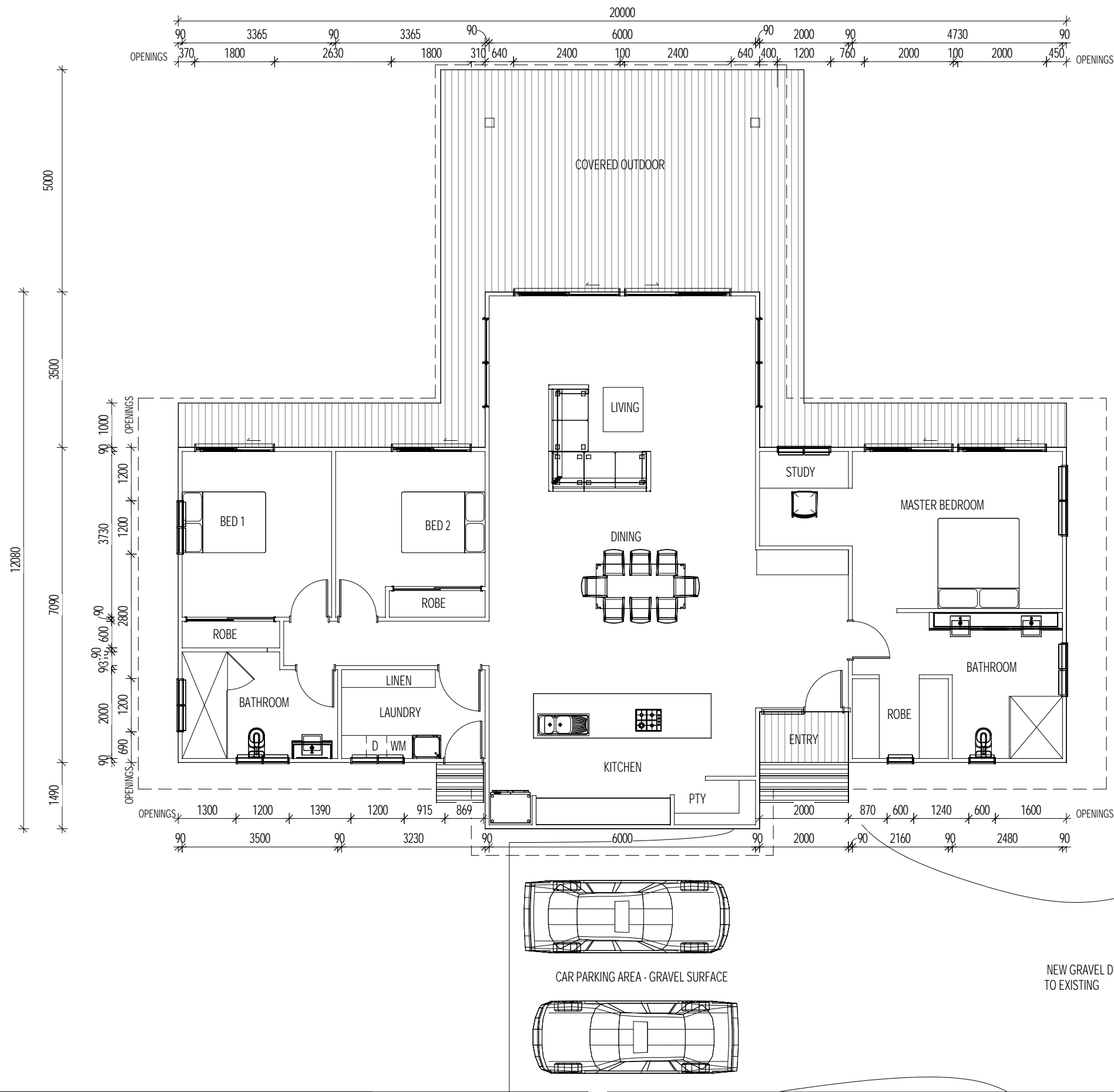
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 737106

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| DESIGNER : | CVD | PROJECT : | DAVID & CHRISTINE BUDGE |
| DRAWN : | SVR | ADDRESS : | 97 - 101 REYNOLDS ROAD OAK BEACH - RP 881022 |
| SCALE : | 1 : 500 | DRAWING TITLE : | SITE PLAN, LEGEND & NOTES |
| DATE : | 13.02.14 | CHECKED : | Checker |
| CHECKED : | Checker | SHEET SIZE : | ISO A3 |
| JOB : | T-995 | SHEET : | 01 |
| REVISION : | | | |



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DRAWN : SVR

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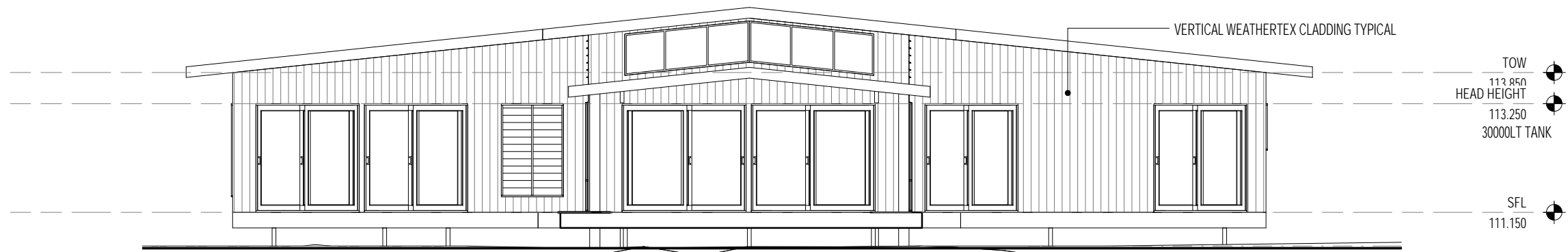
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PROJECT: DAVID & CHRISTINE BUDGE

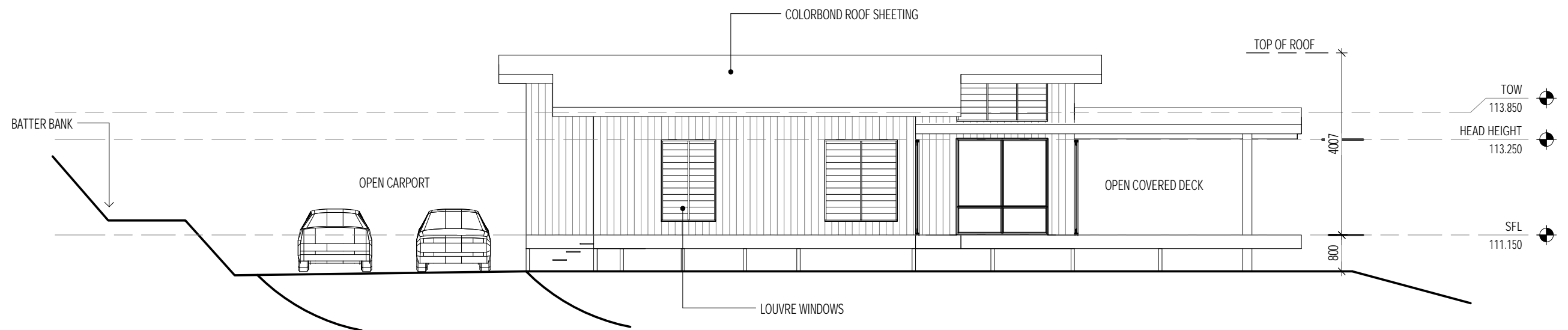
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DRAWING TITLE: FLOOR PLAN

JOB: T-995 SHEET: 02 REVISION:



1 NORTH ELEVATION
1 : 100



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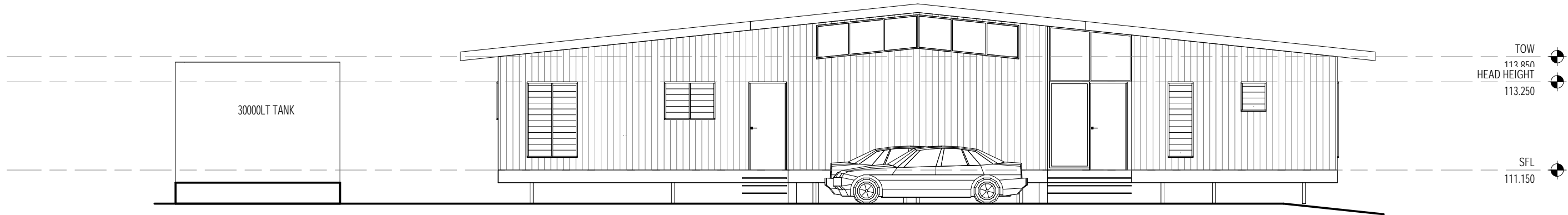
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| CHECKED : Checker | |
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1 SOUTH ELEVATION

1 : 100



2 WEST ELEVATION

1 : 100

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DRAWING TITLE: ELEVATIONS 2

JOB: T-995 SHEET: 04 REVISION:

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Chris Van Dyke Designs
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Tandel Investments Pty Ltd
BSA No. 1173606

04 February 2014

Site Assessment and Design
No. 97 - 101 Reynolds Street
Oak Beach QLD

Job No 15271

INTRODUCTION

This report presents the results of a site assessment performed at No. 97 - 101 Reynolds Street Oak Beach. The assessment is required in connection with a proposed dwelling to be constructed on the allotment, and to determine the method of effluent disposal as per the Queensland Plumbing and Wastewater Code for On-site Sewerage Facilities.

EXISTING CONDITIONS

At the time of the assessment the allotment was located a rural residential subdivision consisting of acreage land. The proposed 3 bedroom dwelling is to be located to the Southwest of the allotment on the existing building platform. The location of the proposed dwelling was shown.

The proposed wastewater is to be located to the Southeast of the proposed building area.

FIELD WORK

To investigate subsurface conditions bore holes were excavated to depths of 1.2m. The location of these holes were at the area of the wastewater. A disturbed sample was taken for laboratory testing. The results are attached.

SOIL PROFILE

The bore holes indicate similar subsurface soil profiles. There is a layer of clay loams with gravels and sands to the depth of holes.

SOIL CATEGORY FOR DOMESTIC WASTEWATER

The clay loams with gravels and sands are regarded as being an imperfectly drained material with an indicative permeability of 0.5 - 1.5 m/d. The soil category on the basis of visual inspections of the materials, as per the AS/ANZ 1547:2000, is found to be in the

Soil Category 4.

It is proposed that an Advanced Secondary treatment system is to be used for the treatment of wastewater. There were no water ways, gullies or creeks located within the separation distance required for this treatment. There was a bore located 20m to the North of the wastewater area. There was no water encountered at the depth of holes at the time of the assessment.

The Design Irrigation Rate of 25 mm/day should be used to determine the area require for wastewater as per the AS 1547:2000 and the soil assessment data based on this report. The wastewater should be designed by a qualified designer.

VALIDITY

The excavation of a limited number of holes does not preclude the possibility of some conditions on the site being different from those encountered in the holes. Should conditions be found which differ from those described in this report, then the recommendations are not valid and this organisation should be contacted.

Yours faithfully
Tandel Investments Pty Ltd
DIRT PROFESSIONALS



Angelo Tudini
Director

Attached
-Site plan of building area

BORE HOLE LOG

HOLE 1

0.0 - 1.2m Clay Laoms with gravels and sands - Brown

HOLE 2

0.0 - 1.2m Clay Loams with gravels and sands - Brown

HOLE 3

0.0 - 0.9m Clay Loams with gravels and sands - Brown

DESIGN OF LAND APPLICATION SYSTEM

- **DESIGN FLOW** - All waste – 150Litres/Day x 4 persons =600litre/day
- **FLOW MODIFICATION** - Install dual flush 6/3 toilet cistern, shower flow restrictors , tap aerators, and water economic washing machines. Garbage Grinders are not permitted.
- **AVAILABLE AREA FOR EFFLUENT DISPOSAL** -200SQM
- **SITE AND SOIL CONSTRAINTS** - NIL
- **SYSTEM ADOPTED** - Advanced Secondary Treatment Plant with Irrigation Area
- **EFFLUENT QUALITY** - Advanced Secondary
- **D.I.R** - 25
- **DISPOSAL AREA PROTECTION** - Yes
- **DISPOSAL AREA DESIGN** - Area = $(600 / 25) \times 7$
Area = 168 sqm

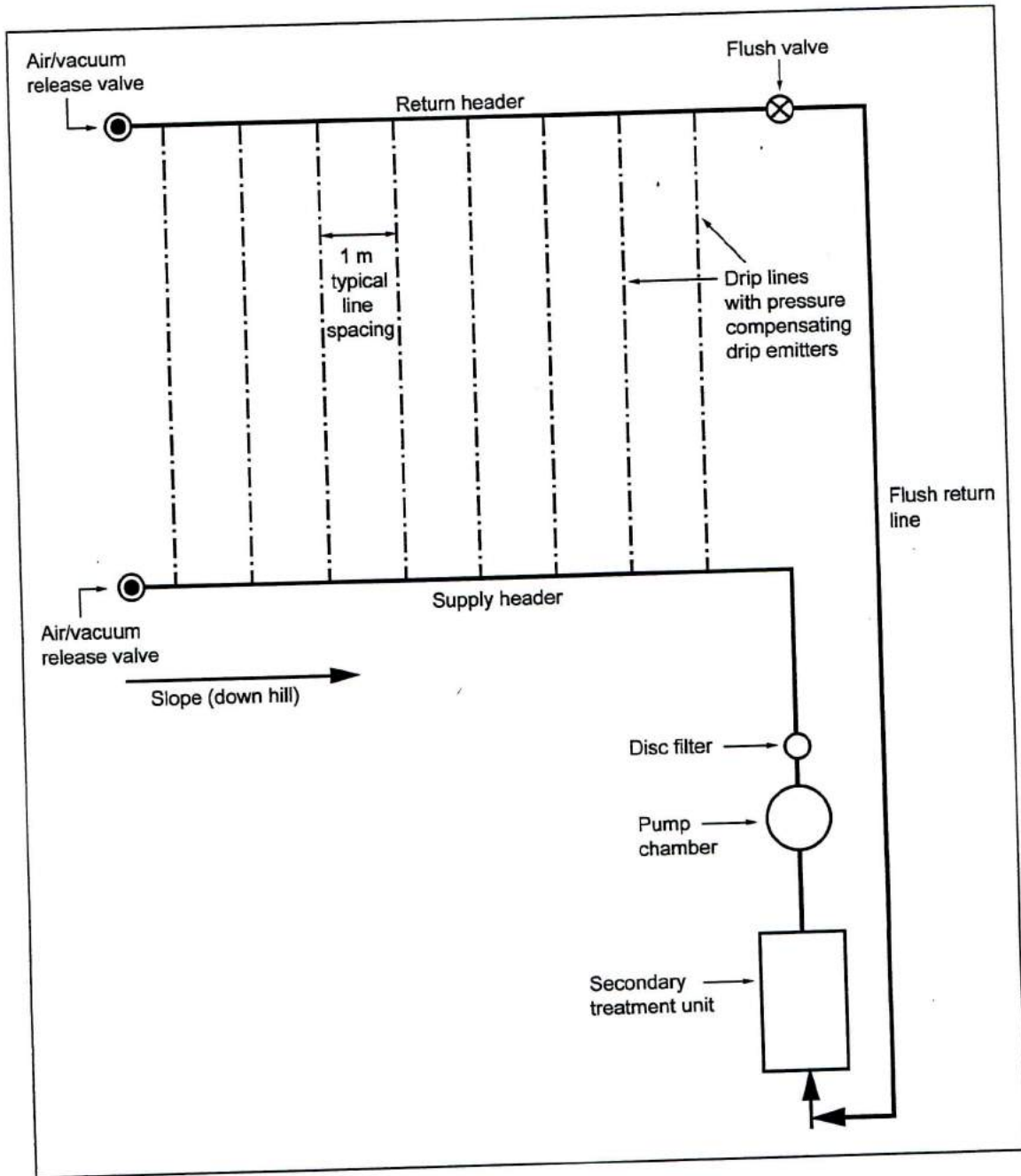
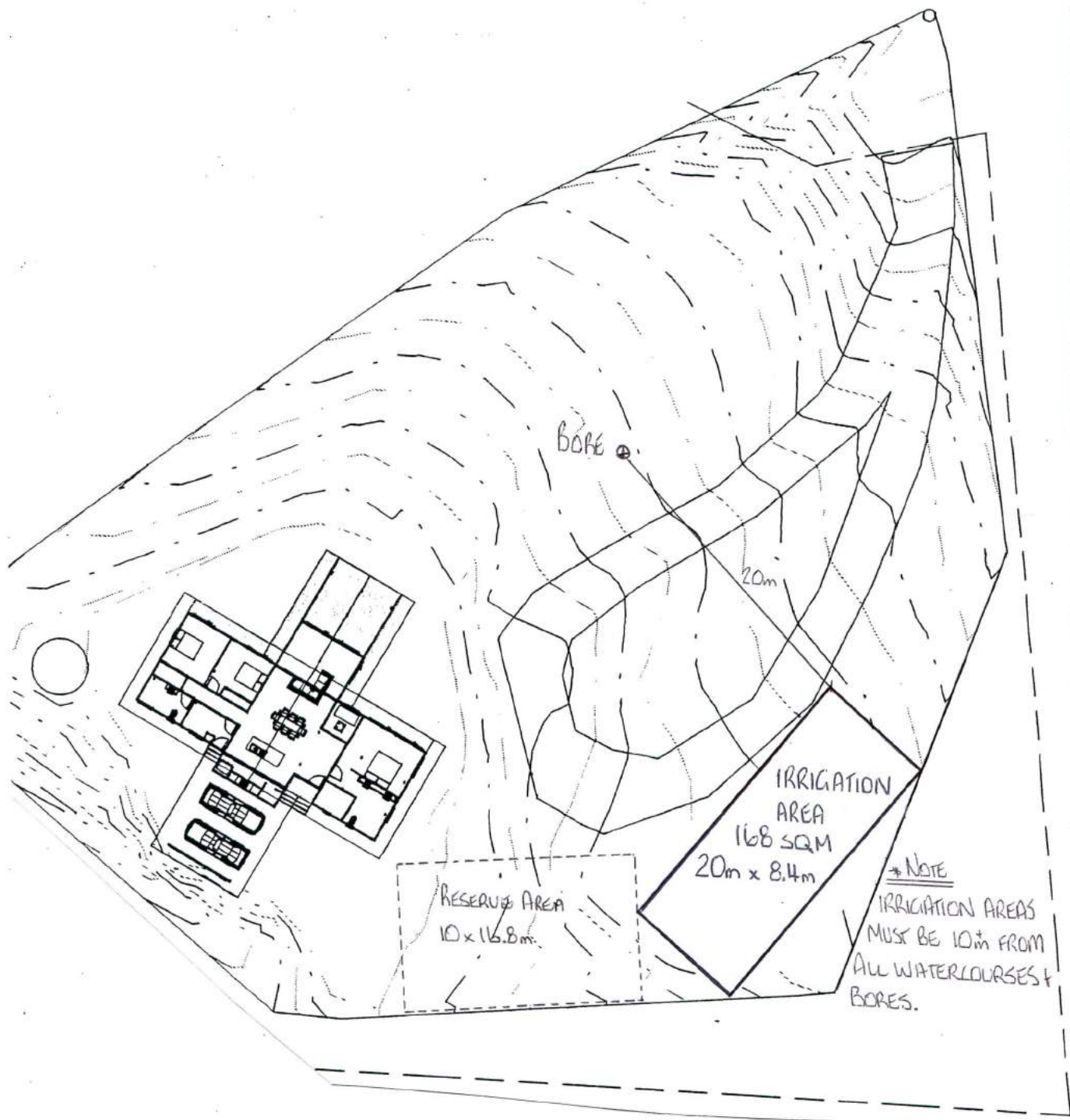


FIGURE M1 DRIP IRRIGATION SYSTEM – EXAMPLE LAYOUT OF COMPONENTS

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SITE LOCALITY PLAN



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SIGNATORY:

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DATED:

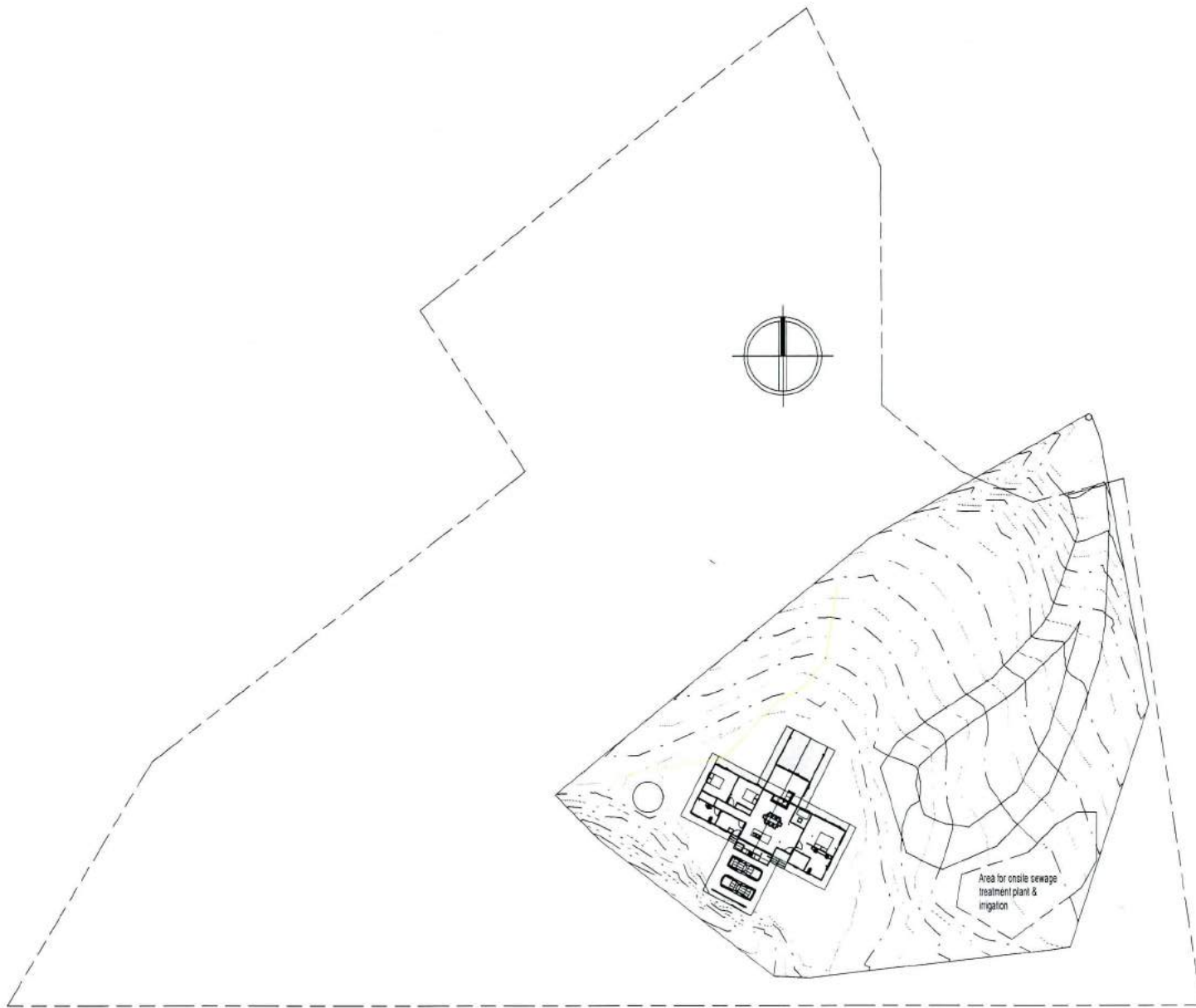
10/2/14

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OFFICES:

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7 Reynolds St

INNISFAIL
Clifford Rd



1 SITE PLAN
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